

Scott Gustin

From: Meagan Tuttle
Sent: Tuesday, October 25, 2016 12:02 PM
To: Scott Gustin
Subject: FW: Oct 25 Planning Commission
Attachments: RE: Date for Pc

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Scott-

See Mark's request below. Please let me know if you're willing to contact Matt to see if he would like to meet Mark on-site. I have attached my email with notes from our site walk with Norm and Harris, and additional site info in case it's helpful.

MET

Meagan E Tuttle, AICP
Comprehensive Planner
City of Burlington, VT
802.865.7193

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From: Mark Furnari [mailto:mark.furnari@gmail.com]
Sent: Tuesday, October 25, 2016 11:55 AM
To: Meagan Tuttle
Subject: Re: Oct 25 Planning Commission

Hi Meagan

Basically, after re-reading the CB memo, I believe that the slope failures on the western part of Riverside Avenue and Plattsburgh Avenue are not directly applicable to these properties east of the sewerage treatment facility. My sense is that a site visit is necessary in order to understand the unique character of these properties. I would like to invite the chair of the CB to a site visit, if possible, prior to the 11/3 meeting. Can you forward this memo and invitation to him?

Thank you again,

On Tue, Oct 25, 2016 at 10:31 AM, Meagan Tuttle <mtuttle@burlingtonvt.gov> wrote:

Mark,

Scott said there is room for you on the 11/3 Conservation Board agenda. Would you like to submit any information for inclusion in the agenda? Or for transmittal to the Board? If so, we will need this by Monday, Oct 31.

Please let me know if you will for sure attend on 11/3 and if you would like to submit materials to the Board.

Meagan

Meagan E Tuttle, AICP

Comprehensive Planner

City of Burlington, VT

802.865.7193

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From: Meagan Tuttle
Sent: Tuesday, October 25, 2016 9:24 AM
To: 'Mark Furnari'
Subject: RE: Oct 25 Planning Commission

Hi Mark-

Apologies for my delayed response. I will let Scott Gustin know you would like to speak to the Conservation Board at their 11/3 meeting. We do not give out contact information for boards and Commission unless they're ok with their information being shared. If you would like to connect with him about getting on the agenda for 11/3, Scott can help take care of this.

Meagan

Meagan E Tuttle, AICP

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From: Mark Furnari [<mailto:mark.furnari@gmail.com>]
Sent: Monday, October 24, 2016 5:33 PM
To: Meagan Tuttle
Subject: Re: Oct 25 Planning Commission

Hi Meagan,

Could you provide me with Matt Moore's, email contact information?

Thank you

On Mon, Oct 17, 2016 at 8:34 AM, Mark Furnari <mark.furnari@gmail.com> wrote:

Hi Meagan,

Thank you so much for your excellent response & communication regarding the Riverside request. After a review of your emails, and a conversation with my friend Laurie Smith, a builder and former member of the Shelburne DRB, I have decided to take a step back and slow the process down.

For clarification; the 25-30 unit development plan took place after I purchased the property however it never reached the level of an actual proposal to the City. There were conversations with Planning staff and drawings completed however the developer withdrew his offer to purchase. I surmised from the developers communication and actions that the development would eventually be approved.

Please convey my appreciation to the Planning Commission chair for agreeing to squeeze the item in and inform him that I would like to withdraw my request from the PC agenda of 10/25 and re-schedule at some later date.

Additionally, I would like an opportunity to speak with you regarding the Conservation Board meeting of 11/3. My current thinking is to attend that meeting.

Thanks again,

On Thu, Oct 13, 2016 at 9:25 AM, Meagan Tuttle <mtuttle@burlingtonvt.gov> wrote:

Hi Mark-

Per our phone conversation yesterday, I spoke to the Planning Commission chair last night and he agreed to bring your request back to the Planning Commission on the Oct 25 meeting. I will need to publish the agenda by next Wednesday, October 19. Please let me know by Monday if you would like to be on the agenda, and if you will have any supplemental letters, information, etc to provide to the Planning Commission regarding your request.

Thanks,

Meagan

Meagan E Tuttle, AICP

Principal Planner- Comprehensive Planning

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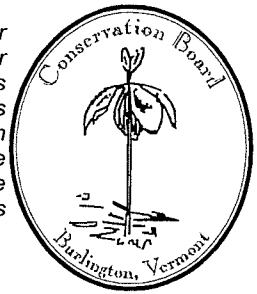
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To: Burlington Planning Commission
From: Matt Moore, Chair, Conservation Board
Date: August 25, 2016
RE: NAC-R/RCO-C Boundary on Riverside Avenue

During the July 11, 2016 Conservation Board meeting, Planning & Zoning staff presented the request to consider the zoning of properties along the north side of Riverside Avenue. This included the request of several property owners along Riverside Avenue and the staff recommendation that was provided to the Planning Commission on May 24.

In general, the board agrees with the purpose of the NAC-R district, which is to revitalize the Riverside Avenue corridor with a greater mix of uses. However, the board is generally reluctant to re-zone the RCO-C district that constitutes the steeply sloped riparian buffer for the Winooski River.

Given the Riverside Avenue corridor's historic slope failures, and the recent slope failure impacting a home on Plattsburg Avenue, the board is particularly concerned with the vulnerability of slopes along the riverbank and encroachment of development into the RCO-C areas. Without geotechnical and river studies regarding the suitability for expanded developable area along this corridor, the board does not feel that it is able to definitively weigh in on the staff's recommendation to move the NAC-R zoning district boundary 25' further to the north. The board feels that protection of riparian buffers is a primary goal of the RCO-C district and changes to the buffer should be carefully considered, and ideally result in greater environmental protection. Instead, the board offers that the Planning Staff and the Planning Commission may consider whether opportunities exist to increase the density/intensity of development that is permitted within the current boundaries and developable area of the NAC-R district.

Thank you for the opportunity to provide these comments on behalf of the Conservation Board as the Commission considers this request. Please feel free to contact me if you have any questions pertaining to the board's discussion of this matter.